

Veteran Heights

Veteran heights is a subdivision located below Mt Olympus just to the southeast of the Salt Lake City limits. The subdivision was developed by the Homeless Veteran Corporation, consisting of Farrell Wadsworth, Keith Aebb, Keineth Thayn and Olive Thayn.¹ This six street subdivision was the combination of two parcels purchased in 1946. The first bought on May 15, 1946 by the Homeless Veteran Corporation for \$13,000.00 from Frank Miller;

Beginning at Ne corner of Sec 27 W 28 rd S 80 rds to beg also
Beginning at 28 rds W NE corners of sec 27 W 26 rds S 80 rds
E 26 rds N to point of beginning.²

The second piece which makes up the subdivision plat was purchased by Keineth Thayn for \$15,600.00 from Lena Lemmon;

Beginning W 26 rds of NE 4 of NE 4 of sec 27 to W of sub to a
row 1 road wide along side of rd NE 4 of NE 4. Party died May
14, 1946.²

Both of these tracts were combined to make up the complete subdivision of Veteran Heights.

The plat for Veteran Heights was filed July 10, 1946,¹ containing Blocks 1,2,and 3. Block 1 is the largest including 106 lots located in the Northeast corner of the site, block number 2

¹Veteran Heights Subdivision Plat, Owners dedication

²Salt Lake County Recorders, Abstract,book S36 page 253

¹Veteran Heights Subdivision Plat, Salt Lake County

running along the west side of the subdivision contains 50 building lots and block 3 covering the south edge of the site contains 42 lots. The combination of the three blocks make a total of 198 single family building sites.

Out of all four of the owners of the development the only one remembered at the planning and zoning office was Keineth Thayn. The Homeless Veterans Corporation was listed as a ~~none~~ profit organization I found no further information on their activities. Keineth Thayn remains a notable figure at the City County Building in SLC. At the time of this development Thayn was the county surveyor. I spoke with Paul Gini who worked with Thayn, he spoke highly of a man who developed property from 1930 until his death at the age of 85(?). Gini recalled a frugal old man who had made millions of dollars developing most of Salt Lake County. Though Gini had not worked on this project he did say that he could remember when Thayn held every office in the county development process, in the forties and fifties he had the authority to purchase and approve his own projects. I am sure after speaking with Gini there is quite a story to be told.³

Once the plat for Veteran Heights had been filed the Homeless Veteran Corporation started selling lots by the end of 1946 they had sold a total of 17 lots to be developed. By April 1947 the roadway and sewer improvements had been installed and homes were under construction.⁴ The periphery improvement on Heritage Way and

³Paul Gin, Semi-retired Salt Lake County Planner

⁴Public Utility Office, Salt Lake County

2700 East were completed first but the first homes were built on Barbey Drive lots 12 and 13.⁵ The completion of all of the improvement lead the way to the continual sell through of block 1. Block 2 and 3 were held off the market and turned over to Keineth Thayn after the construction lien had been satisfied May 28, 1948.

Block 2 lots 23-32 were sold to a investor, J S McDonald who held the lots and sold them off slowly over time. While lots 1-22 and 33-50 were transferred to a builder by the name of John Papanikolas who sold completed homes to consumers. Thayn maintained all of block 3 and sold individual lots on his own.⁶ Veteran Height had been divided up among three major owners to be sold off at approximately \$300.00 per lot.

In the immediate area the earliest development was 2880 South and its connection to 2420 East dating 1941.⁷ However by 1946 although there were no improvements installed, all of this area was in the planning stages of development and by 1947 homes were for sale across all surrounding acreage. Helen Milden (owner Blk 1 Lot 13) informs me that hers was one of the first homes to stand in the area.

The improvements placed in Veteran Heights subdivision included asphalt roads, concrete side walks, sewer lines, and roll curbs. The land itself was almost flat with no original trees. Some

⁵Helen Milden owner Blk1 Lot 13, Original owner of which I interviewed and measured home.

⁶Abstract S36 page 256 Salt Lake County

⁷Public Utilities, Salt Lake County

of the original photos taken by the County Assessors Office show the original bare landscape. (lot 27 blk wht) Veteran Heights contains no street lights and no other major improvements. The power lines have been installed along easement running behind the homes and almost 40% of the residence have placed walk lamp's, in front off their homes. Public work was forced to improve sections of the sewer lines along Barbey Drive and Wainwright Road in 1968, and while doing so they replaced the roll curb with square curbs but only in limited sections.

Although the Homeless Veteran Corporation filed a Declaration of Restrictions containing five main points, both Keineth Thayn and John Papanikolas file their own separate declarations with more specific points.

The Homeless Veteran Corp. restriction included the following general concepts.

- actual
lot size?*
1. Single family residences only
 2. 25 foot front set back, 8 foot side and 20 feet between homes.
 3. No temporary shelters or buildings
 4. 800 Square foot homes minimum
 5. White Race residence only⁸

These restriction^s in actuality were applied to all of Block 1.

Block 2 is restricted by the Protective Covenants filed on Nov. 28, 1948.⁹ This document included the five main points from Block 1 but added the following issues;

1. Expiration date of 1972

⁸Salt Lake County Recorders, book 489 page 368

⁹Salt Lake County Recorders Office, book 575 page 315

2. No Dumping
3. No Farm Animals
4. Committee approval on all purposed buildings through 1952

The original committee for design review included John Papanikolas, E.L. Cannon and Glen Breeze. This gave the community some direct architectural control of the construction.

Block 3 is restricted by the Protective Covenants filed by Keineth Thayn Jan 11, 1948. Thayn's covenants contains several addition to the original restriction;

1. Two story buildings maximum
2. design review committee for development review
3. 30 foot front set back, 15 side set backs
4. No lot splits allowed
5. Annoying behavior prohibited
6. sewer hook up mandatory
7. valid through 1972

The design review committee included Keineth Thayn, Kyle Brewster and George Kalman. All of these restriction were similar and all three allowed for the addition of a detached garage beyond 60 feet from the front property line. Though the architecture would be similar as controlled by these restrictions the sale techniques would be very different.

The Homeless Veteran Corporation began selling lots with the intention of building one of their home designs on the lot purchased with the buyer secured mortgage under the G.I. Bill. They began selling almost immediately as construction of improvements began in 1946. The method of sales and construction continued through 1950 when the Homeless Veteran Corporation had all but sold through block 1.

In contract to block 1 John Papanikolas sold completed homes.

After acquiring the lots Papanikolas mortgaged 50% of them and constructed homes on them for sale. He was able to begin selling homes in late 1948 and was sold out of all of his lots by early 1951.

Keineth Thayn simply sold the lots and allowed the home owners to construct which ever or what ever style of home they desired. Thayn had sold most of his lots between 1948 and 1950.

It was unclear as to how involved Thayn was in the construction of these different styles of homes. Though in his area as well as the other two the G.I. Bill was the primary reason for their success.

The financing through the G.I. Bill meant that the subdivision was designed to the returning veterans from WW2. Veteran Heights was laid out to fulfill the american dream for the returning soldiers. It was set in the open country side with immediate access to the expanding city. The controlled environment meant a homo social development of white caucasian values in a rolling country setting, with gently curving streets. (photo 1,2) Spacious corner lots (photo 3) and widen corners for the expanding car parking and turn around. (photo 4) The power lines were placed out of site in the rear of the yard and trees were placed on the street curb to expand the natural setting. (copy Lot 27) The single family units set detached in this setting of open spacious community met the requirement of the market at the time even with the standardization of the home units themselves. (photo 5) In some sections all the homes began to look the same. In present time even Block 3 has a comfortable feeling, with its long straight cookie cutter effect

that it has on the plat. (photo 6)

The open space to the north became a nice addition to the abutting Veteran Heights as it became a buffer zone between the homes and the interstate. Today this buffer zone has been developed into a community ^{name of park} park remaining a nice open usable space for the residence. (photo 7 and 8). Although this addition was community oriented this development was about providing housing and making money.

The concept of profit shows in two areas of this community the first is the 2940 south. A long straight efficient layout of 60 foot lots labeled as Block three. The second is the lots squeezed into the adjoining culdesac to the west. Lot 47, 48, 49, 50 of Block 2 were carefully fit into the desired country setting to insure the efficient use of land. Along with the land the homes met the requirement of the time but were also developed efficiently.

The Homeless Veteran Corporation developed four efficient floor plans which offered the veterans a affordable home. (photo 10, 11, 12, 13) The home owners I spoke with Helen Mildren said that the floor plans could be flipped giving a total of eight different plans combined with varying roof lines this created what she felt was a large variety of homes. All of the lots sold for \$300.00 and most of the homes could be completed for an additional \$9000.00. This package included a 1000 square foot home with two bed rooms one bath a unfinished basement, in most cases, and a living room kitchen arrangement.¹⁰ The construction of these units was stick

¹⁰Helen Mildren, Original home owners floor plan attached


frame with brick exterior and plaster walls. None of the prefab techniques were used in the construction, these are simply small quality homes.

John Papanikolas developed a slightly larger home most of which contained a attached single car garage. These 1200 Square foot homes were of a lower quality construction using less expensive finish materials. Papanikolas had one major floor plan which he built on almost all of his lots, recognizable by its wood siding which gives the home a cheaper appearance. (photo 14 and 15) One of these homes could be purchased with a \$2100.00 down payment and assumption of Papanikolas mortgage of \$8000.00 on the property.

Block 3 sold by Keineth Thayn required that the individuals obtained financing. This lead to the construction of some of both Homeless veteran style homes as well as Papanikolas wood sided home. However the favored style by far was the Homeless Veterans Brick home. (photo 16, 17 ,18) All of the homes on the street have a small scale quality appearance which makes for a charming neighborhood.

In all the homes in this development a true effort was made to provide a quality product which met the demand of the time. This was clear in the features that all of the homes held in common such as raised front porches combined with long curved walkways. (photo 19) All of the homes contained Fire places, Two bedrooms, One bath and large bay windows in the living room and possibly the kitchen. Most of the homes came with unfinished basement though not all lots

could accommodate this feature. Combined with a large lot these features left room for additions in the future.

The largest number of homes in the neighborhood were built with  out garages. The homes which contain a garage contain a single car garage. (photo 20, 21) By far a two car garage was the most common addition made to this community. (photo 22, 23) In case of Papanikolas's design several of the garages have been converted into rooms and detached garages have been added in the rear of the homes. (photo 24)

A very limited number of the homes have been expanded in the front adding to the living room area. (photo 25) A slightly larger number of home have had second story addition put on. (photo 26) This addition take the home out of scale with the community and proportion with its size. Most of room additions have expanded quietly to the rear probably adding additional bed rooms. The rear addition has little affect on the character of the neighborhood and a almost unnoticeable intrusion in to the back lawn.

My personal favorite of the expanding homes is Block 3 Lot 17. (photo 27, 28) This residence has expanded to all of his bordering set back and has gone to great length to make all six of his addition 'look like additions. The additions include a side expansion, a side car port, a rear garage, a connection addition to the garage, a rear expansion and finally a second story. This family has grown over the years. I wonder if they are a original veteran residence.

The original Veteran Residences were G.I.'s returning from

WW2. Most of whom already had a wife or girlfriend waiting for their arrival home. They aged between 21 to 26 and where eager to settle down and start a family. Veteran Height however attracted the soldier with at least access to some cash this was not a no money down situation the home buyers in this area where to become successful salesman and managers. Veteran Height was a Professional development the yuppis of the 40's.

Blk	Lot	1948 Owner	Occupation	1989 Owner	Occupation
	5	Fred Puttuck	NA	Keith Thomson	Pres. Thompson paint
	6	Edward Obrien	State Dir	Louis Roth	Owner Nursery sch
	7	Elden Southdon	whsemn	Bruse Doan	NA
	12	James Martin	NA	Jack Mack	Rtired
	13	Raymond Batterson	slsmn	Helen Milden	Retired
	14	Harold Payne	slsmn	Robert Naegle	Retired
	25	Lee Johnson	serviceman	David Nelson	Psychologist
	26	Thomas Potter	mech	John De Waal	NA
	27	Burnal Osborn	clerk	Douglas Kohler	Pilot
	46	John Crane	student	Charles Whitney	construction
2	42	Clyde Greenwell	Super	Jeffery Einfeldt	NA
	43	Henry Niggeland	NA	Nicholas Rogowski	Retired
	44	Harold Taylor	Manager	Daniel Martin	NA
3	8	John Erickson	Mortgage Ln	Paul Abegelen	consultant
	9	Lee Casey	NA	Bernal Osborne	Retired
	10	Jane Williams	NA	Sheldon Chappel	AT&T

The social trend of new residence to this community has been a up scale one. The young professional ¹⁵ are moving into this area and causing property values to soar. An amazing number of long time residents still remain in the neighborhood alot of them having been here for more than thirty years.¹¹ The only negative that I observed in this community was that the white race clause in the covenants is still being followed, weather conscious, or

¹¹Polk Directory, 1948,1989

unconscious. In my visits to this community I observed no other race than the Caucasian creed.

Success, Keineth Thayn a man after a dollar was successful at developing and selling property for a profit. Successful at delivering a Quality product at a fair price to the returning soldiers. The lots were small but generous, the preplanning of the space for the detached garage was one of the more successful planning aspects of the development. Amazingly even today this is one of the few subdivision with adequate space for the number of cars. The rear garage and long driveways account for this feature. The expansion of the town has help the area maintain value and residences over the years. The increased property value has helped keep clean concerned residences involved with the community. Veteran Heights is a heathy, prosperous neighborhood in Salt Lake City, which is on the onset of a new generation of young Professionals. The success of this subdivision is clearly seen through the lack of for sale signs in the area. Not a single home in Veteran Height is listed for sale today.

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